034.0	0003	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	462,100 / 462,100
					USE VALUE:	462,100 / 462,100
					ASSESSED:	462,100 / 462,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANOWITZ SUSAN C
Owner 2:	
Owner 3:	
Street 1:	113 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2962.000	136,400		325,700	462,100
Total Card	0.068	136,400		325,700	462,100
Total Parcel	0.068	136,400		325,700	462,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.70 | /Parcel: 493.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23619
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2800!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	136,400	0	2,962.	325,700	462,100		Year end	12/23/2021
2021	101	FV	136,400	0	2,962.	325,700	462,100		Year End Roll	12/10/2020
2020	101	FV	136,500	0	2,962.	325,700	462,200	462,200	Year End Roll	12/18/2019
2019	101	FV	99,000	0	2,962.	295,100	394,100	394,100	Year End Roll	1/3/2019
2018	101	FV	99,000	0	2,962.	279,900	378,900	378,900	Year End Roll	12/20/2017
2017	101	FV	99,000	0	2,962.	244,300	343,300	343,300	Year End Roll	1/3/2017
2016	101	FV	99,000	0	2,962.	208,600	307,600	307,600	Year End	1/4/2016
2015	101	FV	78,500	0	2,962.	193,400	271,900	271,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13016-251		7/14/1976		25,000	No	No		CLEINMAN, STUART P - DOD: 02/07/2019

PRINT

Date	Time
12/29/21	22:04:03

LAST REV

Date	Time
07/15/19	09:13:41
apro	

USER DEFINED

Prior Id # 1:	23619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2011	1	Foundati	18,800					REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	Mail Update	JO	Jenny O
12/7/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	372	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2962		Sq. Ft.	Site		0	64.	1.72	3									325,670						325,700	

Total AC/HA:	0.06800	Total SF/SM:	2962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	325,670	Spl Credit		Total:	325,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197672
Depreciation:	61278
Depreciated Total:	136394

COMMENTS

COMMON WALL SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

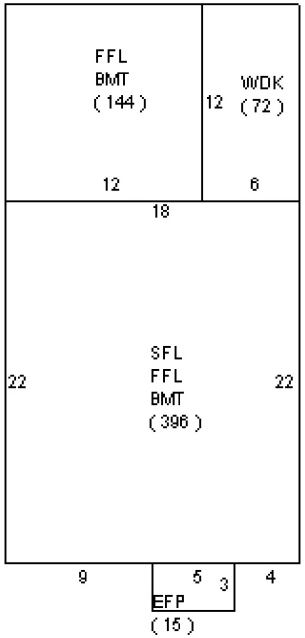
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	87.27
Final Total:	136400	Val/Su SzAd	145.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	540	37.460	20,228
FFL	First Floor	540	124.860	67,426
SFL	Second Floor	396	124.860	49,446
WDK	Deck	72	14.800	1,065
EFP	Enclos Porch	15	67.150	1,007

Net Sketched Area:	1,563			Total:	139,172
Size Ad	936	Gross Area	1563	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	